



## **AGENDA**

### **GILA COUNTY PLANNING AND ZONING COMMISSION**

*Gila County Supervisors Conference Room*

*610 E. State Hwy 260, Payson, AZ*

*Gila County Supervisors Hearing Room*

*1400 E. Ash St., Globe, AZ*

*10:00 AM*

*February 15, 2018*

## **REGULAR MEETING**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Mickie Nye-Chairman, Bill Marshall, Mary Lou Myers, Randy Slapnicka, Travis Holder, Terry Otts, Lori Brown
4. Review and Approval of Minutes of the Planning & Zoning Commission Hearing on January 18, 2018.

5. **Director/Planner Communication:**

At any time during this meeting of the Planning and Zoning Commission the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

**Public Hearing:**

6. **CUP-18-01 Taylor Candland/SBA:** An application to allow the increase of a cellular tower height from 150 feet to 162 feet, for parcel 304-37-009B, located in the area of Jake's Corner, at 46497 N. AZ Hwy 188, Payson, AZ, currently zoned GU (General Unclassified). If approved, this request will become effective 30 days after the approval from the Planning and Zoning Commission hearing.
7. Adjournment



**MINUTES OF THE GILA COUNTY  
PLANNING AND ZONING COMMISSION**

**Thursday, January 18, 2018**

**GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM**

**610 E. State Hwy 260, Payson, AZ**

**10:00 AM**

**REGULAR MEETING**

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Travis Holder (in Globe), Terry Otts (in Globe), and Bill Marshall (in Globe), Lori Brown (in Payson). Randy Slapnicka is absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on November 16, 2017. Mickie Nye asked if there were any changes needed. Mary Lou Myers motioned that the minutes be approved as recorded and Lori Brown seconded the motion. It was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Director Scott Buzan or Planner Robert Gould had nothing they wanted to discuss.

Chairman Mickie Nye stated that they had a full room in Payson, so he wanted to clarify the process of how the meeting was going to be conducted. The Commission will have a discussion on each agenda item and then the public will have an opportunity to speak as well. After the public portion is closed, the Commission will take a vote on the topic at hand. Also, just a reminder, the meetings are recorded, so everything said is on record.

**Public Hearings:**

6. **CPA-17-02 Gila County:** An application to amend the Gila County Comprehensive Plan by amending the narrative portion of the Plan for Pine and Strawberry, Arizona. The proposed amendment will provide updated data on the Pine-Strawberry area and provide guidance to the Planning & Zoning Commission and the Board of Supervisors in

making zoning decisions to manage growth. There will be no changes to the designated planning districts identified in the 2003 Gila County Comprehensive Plan.

Robert Gould stated that this has been before the Commission previously and the Commission did recommend approval. After a review by the County Attorney's office, it was discovered that during the required 60-day review period, that a few entities were missed. Our office then had to start a new 60-day review period to include these entities. The 60-day review period passed and we did not receive any comments back. This had to be done before we could bring this back before the Commission. Staff recommendation is for the Commission to ratify the recommendation you made to the Board of Supervisors at the last public hearing. No comments or questions from any member of the Commission.

The meeting was opened to public comment. Darwin Huber stated that since this has been gone over a few times now, he wasn't going to say much, but just wanted to thank the county for all their help, especially Robert Gould because he has been with us since day one. Also, Mary Lou Myers, with all the help she gave us with wording and making sure everything was accurate. I encourage you to approve this again. No other public comments. The public comment portion of the meeting was closed.

Mary Lou Myers motioned that they ratify our previous approval of Case No. CPA-17-02, regarding the application to amend the Gila County Comprehensive Plan by amending the narrative portion of the plan for Pine-Strawberry, Arizona. The motion was seconded by Travis Holder. The motion was unanimously approved.

7. **S-17-01 Elk Rim Subdivision:** An application to subdivide two parcels into 18 lots and also looking for a recommendation to the Board of Supervisors. This property is located in Pine, AZ at lots 1 and 2, Portal Pine Creek Canyon IV, tract "B", with APN numbers of 301-69-196 and 301-69-197. The current zoning for both these parcels is TR (Transitional Residential).

Chairman Mickie Nye stated that he did have a conversation with Terry Gorton and also received some data and information via email from her. He wanted to make the Commission aware of that and make sure there was no conflict. Planner Robert Gould and Director Scott Buzan stated there was no conflict. Commission member Mary Lou Myers stated that she also received the same information from Ms. Gorton and in light of her previous discussion on this issue, she needed to recuse herself from voting on this issue. Chairman Mickie Nye stated that Mary Lou Myers was still able to speak as a member of the public, with her opinion.

The Meeting was opened to public comment. Terry Gorton (Co-owner/developer) stated that they have widespread community support for their project and that they are working very closely with Pine Creek Portal IV HOA and their members. It is my understanding that we are before you again to discuss the water supply concerns. We



believe this has been fully met. Chairman Mickie Nye stated that this has been approved before and is back before the Commission because we weren't aware that we could deny it based on the fact that there is not a 100-year adequate water supply, but we can also approve it even though there isn't a 100-year adequate water supply. Robert Gould stated that was correct and that the only place in Gila County that had a 100-year adequate water supply is the City of Globe. He also stated that we have a will serve letter from Pine Creek Canyon Domestic Water Improvement District, which stated that the 18 new homes would only use about 1-2% of the 90% of water resources currently available, so we don't see a problem with it at all, as far as the water supply is concerned. Phil Rupprecht (Member of Board of Director for Portal IV HOA) stated that he was there to speak on behalf of the concerns being brought up before the HOA. I would like to say that we are in full support of the subdivision and we would like to see it move forward. In regard to the traffic study that was conducted, I know there is a substantial progress on moving forward with the maintenance of the road, regarding cost and who will pay for it. The traffic study also states recommendations on how to keep the road safe. Some state Portal IV are responsible for and some state how to adapt to the new development. We don't have an agreement between us and Elk Rim, as of today and we don't have it in our budget to make those changes. Robert Gould stated that Elk Rim has already put money in their budget to make some of the changes that are noted on the traffic impact study and they are currently negotiating for a maintenance agreement. We should have that before the final plat is recorded. Douglas Green (Member of Board of Director for Portal IV HOA) stated that they have made a lot of progress on the maintenance agreement and it is pretty close to being finalized. It isn't signed yet, but making good progress. Terry Gorton clarified that they did receive a copy of the traffic impact study and it was forwarded to their engineer, Ralph Bossert. They do have some questions and concerns regarding some of the recommendations, but we are 100% in agreement with working together with Portal IV, to resolve their concerns. Mary Lou Myers urged the Commission to approve recommendation to the Board of Supervisors because the inadequate water supply is not unusual for Gila County. Darwin Huber (Spokesperson for Pine-Strawberry Visioning Committee) stated that this development would be really good for Pine and compliments the area well. Along with creating local jobs and an additional tax base for the county. Rick Vesce (Co-owner/developer) stated that when him and Terry Gorton bought the property 5 years ago, they just thought it was a good find. The property is properly zoned and within a current residential subdivision. We want you to feel comfortable, once we have approval, that this project will go forward in a very professional manner. We really appreciate all the support in this and hope we can get this to the Board of Supervisors and get it moving forward. No other public comments. The public comment portion of the meeting was closed.

Travis Holder motioned that they approve S-17-01, Elk Rim Subdivision, an application to subdivide two parcels into 18 lots and recommend to the Board of Supervisors, located in Pine, AZ at lots 1 and 2, Portal Pine Creek Canyon IV, tract "B", with APN numbers of 301-69-196 and 301-69-197. Also, the Commission is aware of the inadequate water supply, that was stated in the letter from the Arizona Department of Water Resources. The



motion was seconded by Bill Marshall. The motion was unanimously approved. Also noted, Mary Lou Myers recused herself from voting.

8. **Adjournment.** Lori Brown made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The Motion to adjourn was unanimously approved at 10:35 A.M.



**STAFF REPORT  
TO THE  
PLANNING AND ZONING COMMISSION**

**CELL TOWER SITE**



**CUP-18-01  
Public Hearing  
February 15, 2018  
610 E. Highway 260  
Payson, AZ**

## I APPLICATION

<b>Applicant Name</b>	Taylor Candland/SBA Communications
<b>Applicant Address</b>	7345 E. Evans Road, #11, Scottsdale AZ, 85260
<b>Site Address</b>	46497 N. AZ Hwy 188, Payson, AZ 85541
<b>APN Number</b>	304-37-009B
<b>Current Zoning</b>	<b><u>GU (General Unclassified) Intent and Purpose:</u></b> To provide for all the unincorporated areas of Gila County not otherwise designated for some other specific zone.
<b>Current Comprehensive Plan Designation</b>	Residential .4 to 1.0 du/acre
<b>Application Number</b>	CUP-18-01

## II Purpose & Description

The purpose of this application is to modify an existing conditional use permit (CUP -1-01), which does allow a 150-foot cell tower and to allow an additional 12-foot extension to add another antenna or dish.

## III Zoning Regulations

The zoning for this parcel is GU. For any prime or accessory structure this zoning requires a 7-foot side setback and a 20-foot rear setback. There are additional setback requirements for a cell tower.

The following regulations are taken directly from our Zoning Ordinance:

### *A. COMMUNICATION TOWERS*

- 1. COMMUNICATION TOWERS ARE PERMITTED IN ALL ZONING DISTRICTS WITH A CONDITIONAL USE PERMIT UNLESS THE USE IS CURRENTLY ALLOWED IN THAT PARTICULAR ZONING DISTRICT.*
- 2. IN ALL ZONING DISTRICTS, COMMUNICATIONS TOWERS SHALL BE SUBJECT TO THE FOLLOWING STIPULATIONS:*
  - a. ALL COMMUNICATIONS TOWERS MUST BE STRUCTURALLY ENGINEERED.*
  - b. NO CELLULAR TOWER SHALL BE LOCATED CLOSER THAN ITS HEIGHT TO ANY ADJACENT PROPERTY, PUBLIC RIGHT OF WAY OR ANY UNRELATED STRUCTURE UNLESS ACCOMPANIED BY STRUCTURALLY ENGINEERED PLANS THAT ELIMINATE THE NEED FOR A FALL ZONE.*



The applicant will be required to demonstrate an alternative fall zone due to the distance from the monopole tower to the side and rear property lines through engineering. In no case will the side and rear setbacks be less than is currently required in our Zoning Ordinance.

#### **IV Primary issue to consider**

1. The tower is closer to the rear and side property lines than the proposed height of the structure.

Cell towers do not fall the full height of the tower, but instead fall into itself about the halfway mark. Because of this, staff is not concerned that the tower is a threat to anyone else in the area.

#### **V Analysis**

This extension is being added to an existing cellular tower by increasing the height by 12 feet. The actual impact on the surrounding area is minimal. All requirements stated in CUP-1-01 shall apply to this extension as well.

While they do not have a setback equal to the tower height from the property lines, the engineer will need to once again verify that the fall zone is appropriate for the existing tower.

This case has been heard by the Commission at the April 20, 2017 Planning and Zoning meeting and was tabled. The application (CUP-17-01) was withdrawn because the application was incomplete due to the owner of the property, William and Lori Brown not giving consent. The April 20, 2017 Planning and Zoning minutes are included in the agenda packet.

#### **VI Summary**

In summary, staff believes that this amendment to the existing Conditional Use Permit is very minor and should be approved.

#### **VII Recommendation**

Staff would recommend that the Planning and Zoning Commission grant approval of this application for a Conditional Use Permit and maintain all conditions as stipulated in approval of CUP-1-01 as shown below:

1. This extension shall add another 12 feet on top of the tower permitted under CUP-1-01.
2. Any lighting shall continue to be diverted away from any residential property in the area.
3. The facility shall be secure and vandal proof.

4. All other state, federal and local regulations shall be applicable.

Gila County Community Development Division  
Planning & Zoning Department  
745 N Rose Mofford Way, Globe, AZ 85501  
(928) 402-8512, FAX 928-425-0829  
or  
608 E Highway 260, Payson, AZ 85541  
928-474-9276, FAX 928-474-0802

**APPLICATION FOR CONDITIONAL USE PERMIT**

Date 11/9/17 File No.: CUP-18-01  
Applicant Name Taylor Candland / SBA Phone No.: 480-235-5240  
Mailing Address 7345 E. Evans Rd #11 Scottsdale, AZ 85260  
Signature: [Signature]  
Owners Name LORI BROWN Phone No.: 928-978-2440  
Mailing Address 49831 N. Hwy 188  
Signature [Signature]

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

Property Address 46497 N. AZ Hwy 188 Payson, AZ 85541  
Tax Assessor Parcel No. 304-37-006X (304-37-009B)  
Legal Description Section 27, T8N, R10E, G&SRM, Gila County, Arizona  
Current Zoning: GA 6U Requested Zoning: \_\_\_\_\_  
CURRENT USE OF PROPERTY Existing 150' lattice tower with multiple carriers.

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary) \_\_\_\_\_

Extend existing lattice tower to allow carriers including T-Mobile to add a dish for new antennas to be installed.

The extension is needed to allow carriers the line of site needed to connect service to surrounding towers. The tower height with the extension will be at 162' from ground level.

**SITE PLAN:** See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: Gas Sewer Water X Electric

If utilities are not available, describe how utilities will be provided \_\_\_\_\_

**Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.**

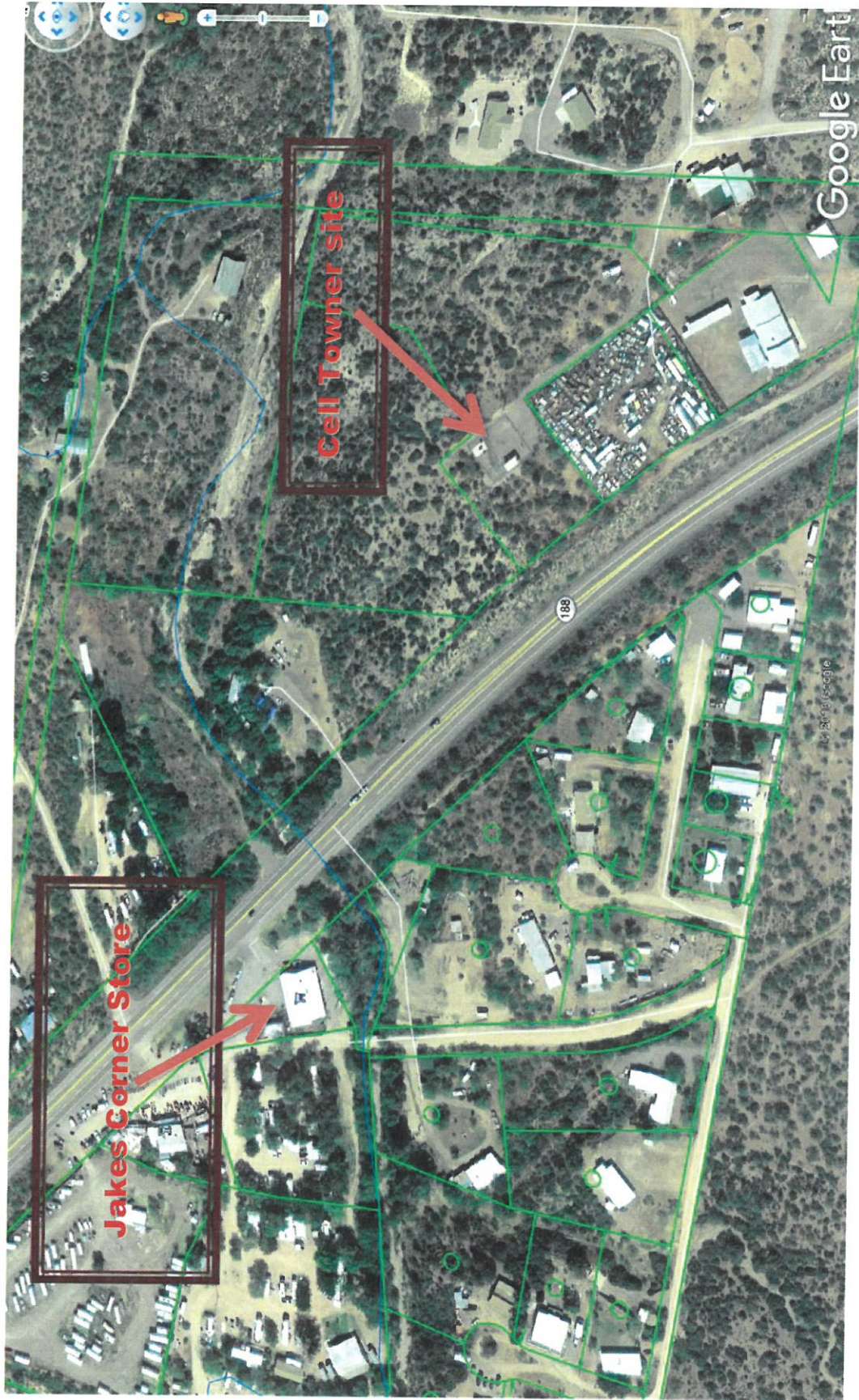
**FOR OFFICE USE ONLY**

Fee received: \$300.00

PZC Legal Publication and Posting Date: 11/31/18 Date: \_\_\_\_\_ Hearing Date: 2/15/18

PZC Recommendation: \_\_\_\_\_







*original CUP*

1400 East Ash Street  
Globe, Arizona 85501  
(520) 425-3231 Ext. 512  
FAX (520) 425-0829



714 S. Beeline Hwy, Suite 200  
Payson, Arizona 85541  
(520) 474-9276  
FAX (520) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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Joe Mendoza, Director

Terry Smith, Deputy Director

September 25, 2001

Michael Cronin  
Starbridge Communication  
3333 E. Camelback Road  
Suite 255  
Phoenix, AZ 85018

Scott Gould  
5101 E. Pasadena  
Phoenix, AZ 85018

RE: CUP-1-01, Conditional Use Permit request for Gila County Tax Assessor Parcel 304-37-006x

To All Parties:

At their meeting on September 25, 2001, the Gila County Board of Supervisors unanimously approved the following:

**CUP-1-01 Michael Cronin/Starbridge:** Request for a conditional use permit in order to construct a 150 foot lattice tower to be utilized for wireless communication antennae on a portion of Gila County Tax Assessor parcel 304-37-006X. The primary carrier will be Sprint PCS and the tower will have room for collocation with additional providers. This tower location will provide a connection between existing tower facilities at Mount Ord and Rye, providing full wireless coverage along the Lake Roosevelt corridor. The property is zoned GU (General Unclassified) and is located in the Jake's Corner area. The parcel is located in Section 27, T8N, R10E, G&SRM, Gila County, Arizona. This request will become effective 30 days after approval by the Board of Supervisors if approved by the Board.

This approval is contingent upon the following conditions:

1. This facility shall be located as shown on the site plan dated received July 10, 2001.
2. All outdoor lighting shall be hooded or shielded so as to deflect light away from

adjacent properties. All lighting shall adhere to Gila County's Dark Sky Ordinance.

3. The facility shall be secure and vandal proof.
4. All Federal and State requirements shall be complied with and copies of any required permits shall be submitted to the Community Development Division prior to installation of the facility.
5. If a generator is to be used the mufflers shall be installed to mitigate noise.
6. The facility is subject to all applicable Building Code requirements.

This approval is based on the following findings:

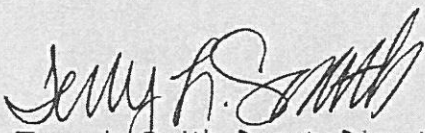
1. With the application of the above conditions of approval, the proposed facility will be compatible with neighboring uses.
2. The proposed facility will result in a minimum disruption to surrounding uses.

This conditional use permit is contingent upon the stated stipulations and conditions. Violation of these conditions and stipulations will lead to a review and possible withdrawal of this conditional use permit.

This Conditional Use Permit will become effective October 26, 2001.

If you have any questions, please contact our office.

Sincerely,



Terry L. Smith, Deputy Director  
Planning Department Manager



## POSTING CERTIFICATE

304-37-009B

File Number & Name

Taylor Candland / SBA (applicant) 46497 N. AZ Hwy 188  
CUP-18-01 Lori + William Brown (owner) Payson, AZ

Meeting of: ☒ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 2/15/18

Number of Postings: 3

Date to be Posted: 1/31/18

Date Posted: 1/31/18

Location:

1. Public Works Admin Bldg.
2. Gila County Courthouse - Globe, AZ
3. Gila County Complex - Payson, AZ (by Cheryl Stryker)
4. \_\_\_\_\_
5. \_\_\_\_\_

By: John Brown

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

## POSTING CERTIFICATE

304-37-009B  
File Number & Name Taylor Candland/SBA (applicant) 46497 N. AZ Hwy  
cup-18-01 Loritwilliam Brown (owner) 188  
Payson, AZ

Meeting of: ☒ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 2/15/18

Number of Postings: 3

Date to be Posted: 1/31/18

Date Posted: 1-31-18

Location:

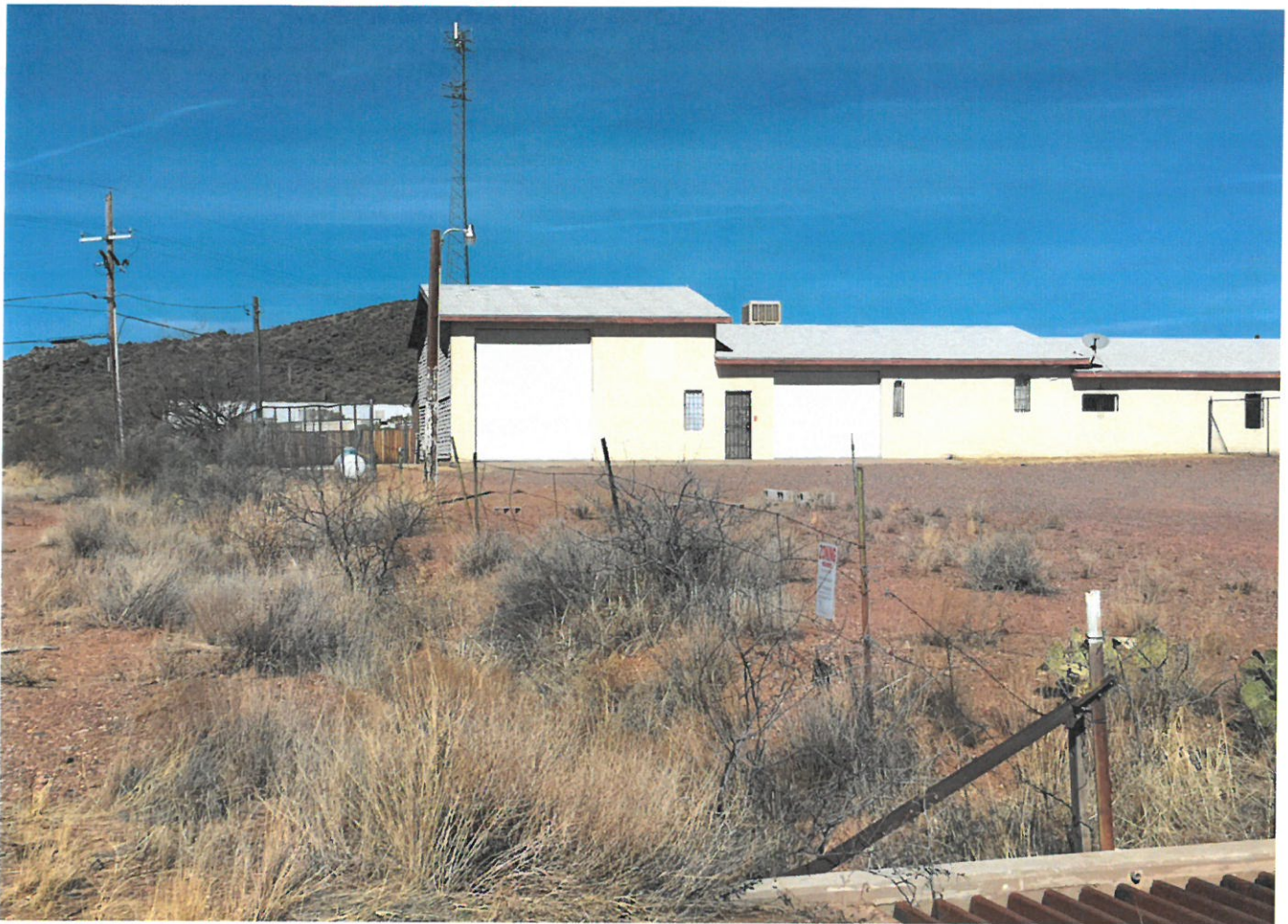
1. ENTRY FROM HWY
2. ENTRY AT HEAD OF ROAD TO SITE
3. AT SITE GATE
4. \_\_\_\_\_
5. \_\_\_\_\_

By: J. MOORE

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

PICS TAKEN/ATTACHED



POSTING FOR TOWER

1-31-18

@ENTRY FROM HWY

J. Moore





POSTING FOR TOWER

1-31-18

@ SITE GATE

S. Moore



POSTING FOR TOWER

1-31-18

Q ENTRY DRIVE TO SITE

J. MOORE



745 N. Rose Mofford Way  
Globe, Arizona 85501  
(928) 402-4224  
FAX (928) 425-0829



608 E. Hwy 260  
Payson, Arizona 85541  
(928) 474-9276  
FAX (928) 474-0802

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## GILA COUNTY COMMUNITY DEVELOPMENT

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January 29, 2018

Taylor Candland/SBA Communication Corp.  
7345 E. Evans Road, #11  
Scottsdale, AZ 85260

Re: Conditional Use Permit (CUP-18-01)

To increase a cellular tower height from 150 feet to 162 feet, allowing carriers to add a dish for new antennas

46497 N. AZ Hwy 188, Payson, AZ  
APN# 304-37-009B, Zoning GU

Dear Mr. Candland,

We have received your Conditional Use Permit application to consider increasing a cellular tower height from 150 feet to 162 feet, allowing carriers to add a dish for new antennas. This Conditional Use Permit application is scheduled to be heard by the Planning and Zoning Commission on February 15, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. Hwy 260, Payson, AZ and will also be simultaneously telecast to the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ. I highly recommend that you be present at this hearing, in case any questions or concerns should arise. This letter will also be mailed to all property owners within a 300-foot radius.

Any comments or concerns related to this application may be presented at the meeting or may be filed with our office, prior to the meeting date of February 15, 2018, via mail, email, or phone. Our office can be reached at the mailing addresses listed above or the phone numbers listed below and/or at [rgould@gilacountyaz.gov](mailto:rgould@gilacountyaz.gov). All comments are public information and subject to release.

If you have any questions or further concerns, please don't hesitate to contact me at (928) 402-8514 or (928) 402-8512.

Sincerely,

Robert Gould  
Planner

# ZONING HEARING GILA COUNTY

## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, February 15, 2018 beginning at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. State Hwy 260, Payson, AZ and will be simultaneously telecast to the Board of Supervisors Hearing Room at 1400 E. Ash St., Globe, AZ.

### Conditional Use Permit Hearing:

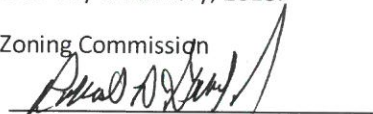
**CUP-18-01 Taylor Candland/SBA:** An application to allow the increase of a Cellular Tower Height from 150 feet to 162 feet, for parcel 304-37-009B, located in the area of Jakes Corner, at 46497 N. AZ Hwy 188, Payson AZ, currently zoned GU (General Unclassified). If approved, this request will become effective 30 days after the approval from the Planning and Zoning Commission hearing.

Interested persons may file a statement in writing for or against or appear and be heard at the date set forth. Citizens can also mail their statements to the addresses below.

Information on the above mentioned case is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to [rgould@gilacountyaz.gov](mailto:rgould@gilacountyaz.gov) or call (928) 402-8514, during normal business hours.

**DATED AND POSTED** this 31st Day of January, 2018.

Gila County Planning and Zoning Commission



Robert A. Gould

Gila County Community Development

**PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING**



LEGAL NOTICE  
GILA COUNTY  
PLANNING AND ZONING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, February 15, 2018 at 10:00 a.m. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. Hwy 260, Payson, AZ; and will be simultaneously telecast to the Board of Supervisors Hearing Room at 1400 E. Ash St., Globe, AZ.

**Conditional Use Permit Hearing:**

**CUP-18-01 Taylor Candland/SBA:** An application to allow the increase of a Cellular Tower Height from 150 feet to 162 feet, for parcel 304-37-009B located in the area of Jakes Corner, at 46497 N. AZ Hwy 188, Payson, AZ, currently zoned GU (General Unclassified). If approved, this request will become effective 30 days after the approval from the Planning and Zoning Commission hearing.

Interested persons may file a statement in writing for or against or appear and be heard at the date set forth. Citizens can also mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to [rgould@gilacountyaz.gov](mailto:rgould@gilacountyaz.gov) or (928) 402-8514 during normal business hours.

By:  \_\_\_\_\_

Robert A. Gould  
Gila County Community Development

Joyce Brunson  
7349 S. Forest Service Rd 184  
Payson, AZ 85541

William & Lori Brown  
49831 N. Hwy 188  
Payson, AZ 85541

John & Frances Holt Trustees  
John & Frances Holt Trust  
PO Box 334  
Tonto Basin, AZ 85553

Faye Halstead  
56149 N. Hwy 188  
Payson, AZ 85541

Justen & Tawni Williams  
PO Box 85  
Tonto Basin, AZ 85553

Tonto Basin Fire District  
PO Box 48  
Tonto Basin, AZ 85553

Chester Scott Trustee  
Chester Scott Trust  
508 E. Cherry St.  
Payson, AZ 85541

Frank Gibson  
4546 E. Ashlan Ave. PMB 3289  
Fresno, CA 93726

David & Roberta Benites  
10326 W. Avalon Dr.  
Avondale, AZ 85392

Sally Fountain  
826 W. Mountain View Ln.  
Payson, AZ 85541

Leona Hassler  
823 W. Mountain View Ln.  
Payson, AZ 85541

Nellie Connolly Trustee  
Connolly Trust  
2920 State Road 199  
Durant, OK 74701

Lance Massey/SBA Comm. Corp.  
7345 E. Evans Rd. #11  
Scottsdale, AZ 85260

Michael Runzo  
307 E. Rancho Rd.  
Payson, AZ 85541

Rebecca Brannon Trustee/Trust  
921 E. Mesquite St.  
Gilbert, AZ 85296

Luke & Sheyla Weisser  
PO Box 595  
Payson, AZ 85547

Keith & Shawna Walker  
PO Box 2521  
Tijeras, NM 87059

**A**

GILA COUNTY, ARIZONA

**STANDARD FLOOD HAZARD DETERMINATION**Gila County Replacement for FEMA Form 81-93 OMB No. 1660-0040,  
FOR FLOODPLAIN PERMITTING FOR BUILDING ONLY,  
NOT FOR INSURANCE, LENDING OR REAL ESTATE

VALID AFTER 05/15/2008



GILA COUNTY ASSESSOR'S PARCEL NUMBER

**304-37-009B****SECTION I - PURPOSE**

This form provides general flood information for a PARCEL of land, not any particular structure on the parcel. This information is provided for purposes of planning construction projects. Gila County's floodplain jurisdiction is limited to development within floodplains. If any part of a parcel is within a regulatory floodplain, the parcel will be shown as within the floodplain, and floodplain staff will review permit applications. Gila County has no jurisdiction over insurance, lending or real estate issues. (DIFFERENT PROCEDURES APPLY TO INSURANCE AND REAL ESTATE DISCLOSURES THAN TO CONSTRUCTION. The user of this information should verify its appropriateness for the intended purpose. Use of this parcel-based information for insurance could result in unnecessary flood insurance or increased premium rates).

FEMA Flood Maps are available at [www.fema.gov](http://www.fema.gov). For more local information, please visit the Gila County web site at [www.gilacountyaz.gov](http://www.gilacountyaz.gov)**SECTION II - PERMIT-RELATED INFORMATION**

(to be completed by Gila County)

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) JURISDICTION**

1. NFIP Community Name <b>Gila County</b>	2. County <b>Gila</b>	3. State <b>Arizona</b>	4. NFIP Community Number <b>040028</b>
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**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MANUFACTURED HOME**

1. NFIP Map Number or Community-Panel Number <b>04007C0625 D</b>	2. NFIP Map Panel Effective/Revised Date <b>December 4, 2007</b>	3. LOMA/LOMR Number	4. Flood Zone <b>D</b>	5. No NFIP Map
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**C. FEDERAL FLOOD INSURANCE AVAILABILITY**1. ☒ Federal Flood Insurance is available (Community participates in NFIP). 2. ☒ Regular Program.**D. DETERMINATION**1a. IS **PARCEL** IN A **SPECIAL FLOOD HAZARD AREA "SFHA"**(Either a "regulatory Floodplain" on a FEMA Flood Insurance Rate Map,  
or adopted by Gila County as an "Administrative Floodplain")?☐ YES ☒ NO1b. IF LINE D1a IS "YES", IS **PARCEL** IN A **FLOODWAY**?☐ YES ☒ NO1c. IF **PARCEL** IS WITHIN A "SFHA" **BASE FLOOD ELEVATION "BFE"** IS:

(The "RFE or minimum floor elevation is 1 foot above the BFE)

1d. BFE Source:	<input checked="" type="checkbox"/> From F.I.R.M.	<input type="checkbox"/> Community-Determined
1e. BFE Datum:	<input checked="" type="checkbox"/> NAVD 1988	<input type="checkbox"/> Flowline of Watercourse (depth)

2a. IS **PARCEL** IN AND/OR NEAR AN UNMAPPED WATERCOURSE**REGULATED BY GILA COUNTY** through the Grading and Drainage Ordinance?

(NFIP Flood Insurance is NOT affected by whether this box is yes or no)

☒ YES ☐ NO2b. The **MINIMUM ELEVATION** of lowest floor, above the flowline of the adjacent watercourse, in feet (where not in a FEMA floodplain), is:**14.3**3. **FLOOD-RELATED EROSION SETBACK** from an unprotected watercourse bank, in feet, is:3a. **85** if on a straight reach, or 3b. **213** if on the outside of a bend.

- IF any "YES" is checked, then a Floodplain Use Permit (FPUP), Floodplain Clearance, or Grading/Drainage Permit IS REQUIRED BEFORE PLAN SUBMITTAL FOR A BUILDING OR SEPTIC PERMIT.

The BFE/RFE estimate may be refined after a site plan is received with a permit application. Other building stipulations may also apply.

- IF all are "NO", PLANS MAY BE SUBMITTED FOR A BUILDING PERMIT.

**E. COMMENTS (Optional):**

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the parcel/building/mobile home on the NFIP map. This determination is for the parcel of land unless a site plan is attached showing the building location and comments are included in Section E stating that this determination is for a building/mobile home only. If any part of the parcel lies within the special flood hazard area or area regulated by the Gila County Floodplain Management Ordinance, the parcel is shown as within such an area. A building site on the parcel may be determined to be outside of the special flood hazard area upon review of a site plan, which is not necessarily reflected in this determination. This determination is an interpretation of public information provided as a courtesy by Gila County. All users of this information are responsible for the verification of this interpretation for their needs. Gila County assumes no liability for the accuracy of the information provided on this document, or appropriateness / completeness of this level of information for a particular purpose. More detailed information and other requirements may be needed prior to construction in a floodplain.

**F. PREPARER'S INFORMATION**

NAME, ADDRESS, TELEPHONE NUMBER

Gila County Flood Ctrl  
107 W. Frontier St. Suite A  
PAYSON, AZ 85541  
928-474-1076

DATE OF DETERMINATION: 03/13/2017

PREPARED BY (Staff Name): KJ



**Gila County Property Report**

Thursday, January 25, 2018

Account # : R000036223

Parcel # : 304-37-009B

-

Appraisal Year : 2018

Acct Type : Vacant

Tax District : 1013

Map # : 37

Parcel Size : 3.27 acres

**Owner Name and Address :**

BROWN WILLIAM F &amp; LORI L

49831 N HWY 188

PAYSON AZ 85541

**Property Location :**

46497 N AZ HWY 188

No #

PAYSON AZ 85541

MH Space

**Business/Complex :****Property Sales History**

No Records Returned

**Legal Description :**

PARCEL B OF ROS 3338NE1/4 SEC 27 T8N R10E = 3.27 AC (OUT OF 304-37-006Y)

**Building Count :**

No Records Returned

**Valuation:**

<b>Value Method:</b>	Market	<b>Full Cash Value (FCV):</b>	\$90,886.00	<b>Use Code:</b>	0004
		<b>Limited Value (LPV):</b>	\$86,523.00	<b>Property Use:</b>	0004-VL-UNDET-RUR-NONSUBDIVID
<b>Assessment Ratio:</b>	15.00 %	<b>Assessed FCV:</b>	\$13,633.00		
		<b>Assessed LPV:</b>	\$13,633.00		

**Disclaimer:**

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254



## Project Narrative

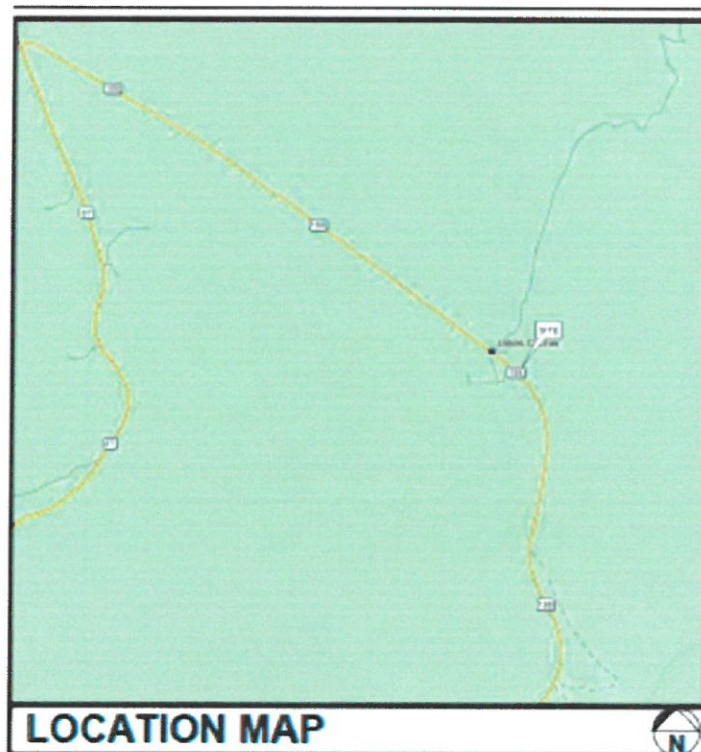
For

PH46222A – AZ45113-A

Existing lattice tower with 10' extension

46497 N. AZ Hwy 188 Payson, AZ 85541

(LATITUDE: 34° 00' 33.54" N , LONGITUDE: 111° 18' 58.05" W)



Submitted by:

Taylor Candland

SBA Communications

7345 East Evans Rd #11

Scottsdale, AZ 85260

Mobile: (480) 235-5240

[tcandland@sbsite.com](mailto:tcandland@sbsite.com)



### **Existing Conditions**

T-Mobile is committed to improving coverage and expanding network capacity to handle the growing wireless demand in this area. This is an existing 152' lattice tower with one (2) carrier's antennas at 147' RAD center and 137' RAD center. T-Mobile would like to place their antennas and equipment on the exiting lattice tower and extend the tower by 10'. This will allow T-Mobile to achieve the needed height and separation from existing/proposed carrier's equipment.

Site location



### **Nature of Request**

T-Mobile is requesting approval for the placement of equipment and extension of the existing lattice tower. The antennas will have a rad center at 106'-0", with a dish at 160'. The total height of the structure is proposed to be 162'. The proposed equipment will be located within the existing SBA compound.

### **Conclusion**

It is the goal of T-Mobile to service the area with more reliable cellular service. By locating at this location, T-Mobile will be able to continue providing the best service to its customers with minimal impact to the surrounding community.



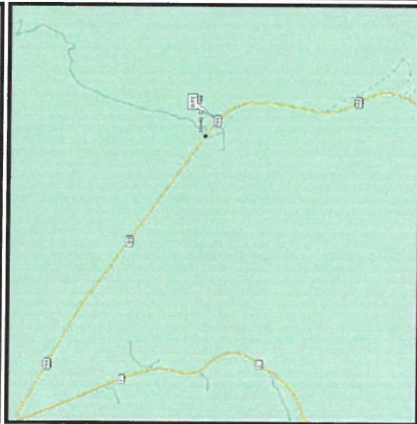
T-MOBILE SITE ID: PH46222A  
SBA SITE ID: AZ45113A  
SBA SITE NAME: FLORENTINE-QWEST  
PROJECT DESCRIPTION: ANTENNA / EQUIPMENT INSTALLATION  
TOWER TYPE: 162' SELF SUPPORT  
JURISDICTION: GILA COUNTY  
PRESENT OCCUPATION TYPE: TELECOMMUNICATIONS FACILITY  
CURRENT ZONING: C-U  
PARCEL ID: 304-37-006X

PROJECT INFORMATION

LATITUDE N 34° 00' 33.54" ±  
LONGITUDE W 111° 18' 58.05" ±  
GROUND ELEVATION (AMSL) = 0' ±

\*INFORMATION PROVIDED BY SBA

TOWER COORDINATES



LOCATION MAP

FROM SBA OFFICE: HEAD SOUTHWEST ON E EVANS RD. IN 0.2 MI. TURN LEFT ONTO SBA RD. IN 1.3 MI. TURN LEFT ONTO E CACTUS RD. IN 3.0 MI. TURN RIGHT ONTO SBA RD. IN 0.5 MI. TURN LEFT ONTO E SBA BLVD. IN 100 MI. TURN LEFT ONTO AZ-87N. IN 4.7 MI. TURN RIGHT ONTO AZ-188S. IN 3.5 MI. TURN LEFT ONTO UNPAVED SITE ACCESS ROAD. SLIGHT LEFT TO CONTINUE ONTO SITE ACCESS ROAD. TURN LEFT AND THE SITE WILL BE STRAIGHT AHEAD.

DRIVING DIRECTIONS

LESSEE:  
NAME: T-MOBILE  
ADDRESS: 12920 SE 38TH ST  
CITY, STATE, ZIP: BELLEVUE, WA 98006  
CONTACT: UNKNOWN  
PHONE: UNKNOWN  
TOWER OWNER:  
NAME: SBA COMMUNICATIONS  
ADDRESS: 7345 E EVANS RD  
CITY, STATE, ZIP: SCOTTSDALE, AZ 85260  
CONTACT: LANCE MASSEY  
PHONE: (480) 510-0907  
CIVIL ENGINEER:  
NAME: TOWER ENGINEERING PROFESSIONALS  
ADDRESS: 326 TRYON ROAD  
CITY, STATE, ZIP: RALEIGH, NC 27603-3530  
CONTACT: ABRAHAM A. SHAH  
PHONE: (480) 285-0034  
ELECTRICAL ENGINEER:  
NAME: N/A  
ADDRESS: N/A  
CITY, STATE, ZIP: N/A  
CONTACT: N/A  
PHONE: N/A

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE LATEST EDITIONS OF THE FOLLOWING:  
1. INTERNATIONAL BUILDING CODE  
2. (2012 EDITION) CODE OF ELECTRICAL  
3. ANSIS/ISA 222-0  
4. INTERNATIONAL ELECTRICAL CODE (2011 EDITION)  
5. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-0  
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

THE PROPOSED PROJECT SCOPE WILL CONSIST OF CONSTRUCTING A NEW TELECOMMUNICATIONS BASE STATION ON AN EXISTING TOWER. THE PROPOSED CONSTRUCTION WILL INCLUDE THE INSTALLATION OF ANTENNAS, RADIOS, CABLES AND RELATED EQUIPMENT ON THE TOWER. THE TOWER WILL BE USED FOR CELLULAR PHONES AND ANCILLARY EQUIPMENT ON THE GROUND.

SCOPE OF WORK

UTILITIES:  
POWER COMPANY: APS  
CONTACT: CUSTOMER SERVICE  
PHONE: (800) 659-2975  
METER # NEAR SITE: 16 542 229 / 16 542 602  
TELCO COMPANY: CENTURYLINK  
CONTACT: CUSTOMER SERVICE  
PHONE: (800) 659-2975  
METER # NEAR SITE: (928) 474-0679

CONTACT INFORMATION



12920 SE 38TH ST  
BELLEVUE, WA 98006

T-MOBILE SITE ID: PH46222A

46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)



7345 E EVANS RD  
SCOTTSDALE, AZ 85260

SBA SITE ID:  
AZ45113A  
SBA SITE NAME:  
FLORENTINE-QWEST

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
T-2	GENERAL NOTES	1
C-1	SITE PLAN	1
C-2	COMPOUND DETAIL	1
C-3	TOWER ELEVATION	1
C-4	ANTENNA DETAILS	1
C-5	GROUNDING DETAILS	1
C-6	FOUNDATION DETAILS	1
C-7	ELECTRICAL DETAILS	1
E-1	ONE-LINE DIAGRAM, TRENCH DETAIL & PPC SCHED.	1
E-2	POWER AND TELCO ROUTING PLAN	1
E-3	GROUNDING PLAN	1
E-4	GROUNDING DETAILS I	1
E-5	GROUNDING DETAILS II	1
E-6	APPENDIX A - TOWER MODIFICATION DRAWINGS BY YES	1

INDEX OF SHEETS

PLANS PREPARED FOR:



7345 E EVANS RD  
SCOTTSDALE, AZ 85260

PLANS PREPARED FOR:



12920 SE 38TH ST  
BELLEVUE, WA 98006

PROJECT INFORMATION:

SBA SITE ID: AZ45113A  
TMO SITE ID: PH46222A

46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS  
326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
WWW.TEPGROUP.NET

SEAL:



Expires: 03/31/2018

1	03-09-17	CONSTRUCTION
0	01-06-17	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: HMM  
CHECKED BY: KSM  
SHEET TITLE:

TITLE SHEET

SHEET NUMBER: T-1  
REVISION: 1  
SHEET TITLE: T-1



1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T-MOBILE OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMING WORK OF THE TYPE AND TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED, AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ARIZONA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE, AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD ERECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERECTION OF THE STRUCTURE, AND FOR THE DOWNS THAT MAY BE NECESSARY, SUCH MATERIALS SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING OF ERECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHOD OF CONSTRUCTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHOD OF CONSTRUCTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE METHOD OF CONSTRUCTION.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE, HANDLING, AND PROTECTION OF THE MATERIALS AND EQUIPMENT. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADHIBING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (GRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE, AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE FOR SUBGRADE. THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROTECTED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE PRIOR TO COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE T-MOBILE PROJECT ENGINEER FOR PHYSICAL/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

PLANS PREPARED FOR:



7345 E EVANS RD  
SCOTTSDALE, AZ 85280

PLANS PREPARED FOR:



12920 SE 38TH ST  
BELLEVUE, WA 98006

PROJECT INFORMATION:

SBA SITE ID: AZ45113A  
TMO SITE ID: PH46222A

46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)

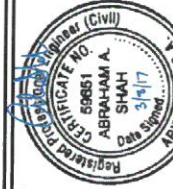
PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

328 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 66-6351  
www.tepgroup.net



SEAL:



Expires: 03/31/2018

REV	DATE	ISSUED FOR:
1	03-09-17	CONSTRUCTION
0	01-06-17	PRELIMINARY

DRAWN BY: HMM CHECKED BY: KSM

SHEET TITLE:

## PROJECT NOTES

SHEET NUMBER:

**N-1**

REVISION:

**1**

TEP # 69140.49159

PLANS PREPARED FOR:

7345 E EVANS RD  
SCOTTSDALE, AZ 85260

PLANS PREPARED FOR:

12920 SE 38TH ST  
BELLEVUE, WA 98006

PROJECT INFORMATION:

**SBA SITE ID: AZ45113A**  
**TMO SITE ID: PH46222A**

46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)

PLANS PREPARED BY:

**TOWER ENGINEERING PROFESSIONALS**  
326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 687-6351  
www.tepgroup.net

1	03-09-17	CONSTRUCTION
0	01-06-17	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: HMM		CHECKED BY: KSM

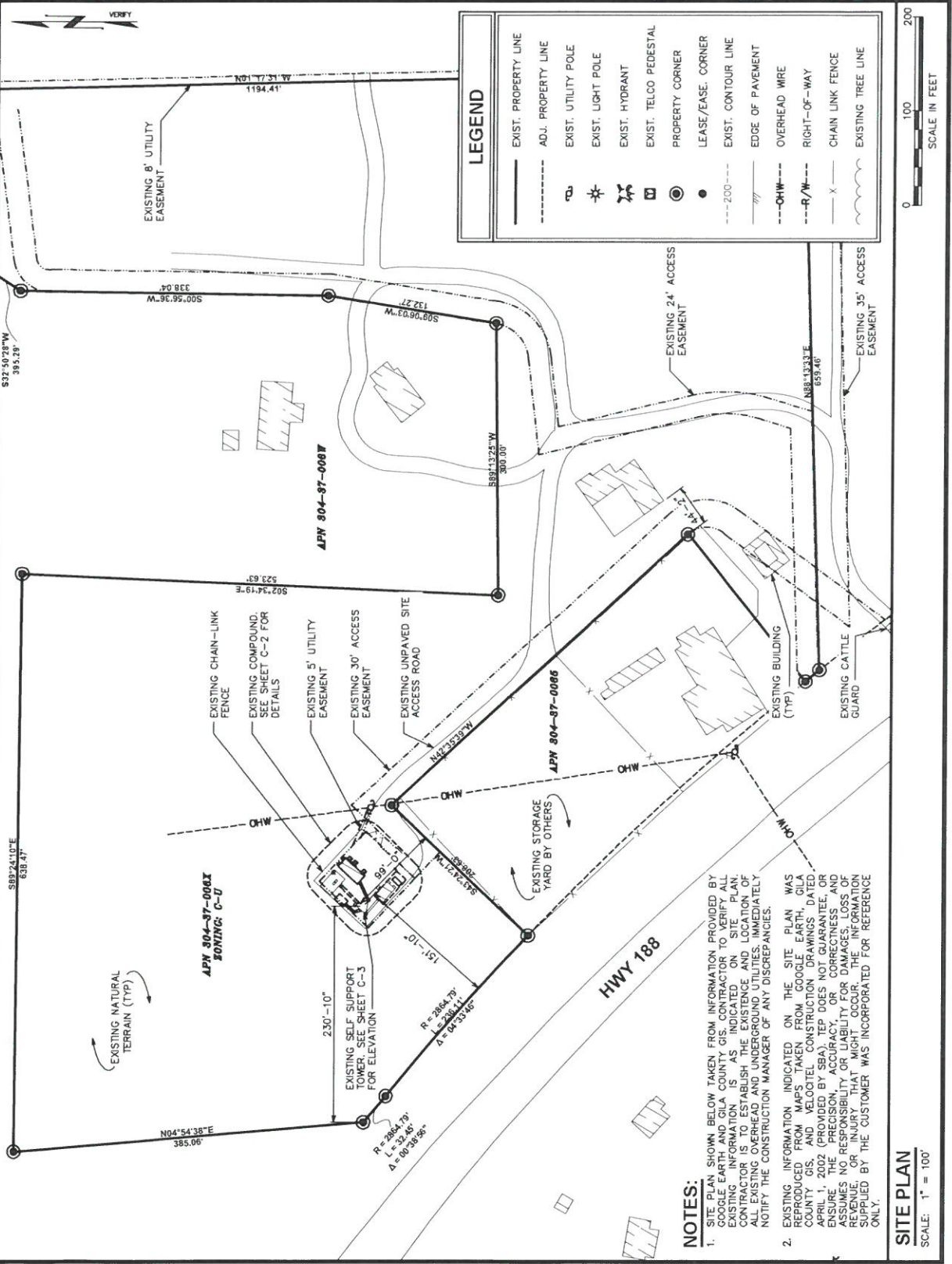
SHEET TITLE:

**SITE PLAN**

SHEET NUMBER: **C-1**

REVISION: **1**

TEP # 69140.43153



**LEGEND**

EXIST. PROPERTY LINE

ADJ. PROPERTY LINE

EXIST. UTILITY POLE

EXIST. LIGHT POLE

EXIST. HYDRANT

EXIST. TELCO PEDESTAL

PROPERTY CORNER

LEASE/EASE. CORNER

EXIST. CONTOUR LINE

EDGE OF PAVEMENT

OVERHEAD WIRE

RIGHT-OF-WAY

CHAIN LINK FENCE

EXISTING TREE LINE

**NOTES:**

- SITE PLAN SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY GOOGLE EARTH AND GILA COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS OBTAINED FROM APPOINTED GOOGLE EARTH, GILA COUNTY GIS, AND VELOCITECH CONSTRUCTION, DATED APRIL 1, 2002 (PROVIDED BY SBA). TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS, AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.

**SITE PLAN**

SCALE: 1" = 100'

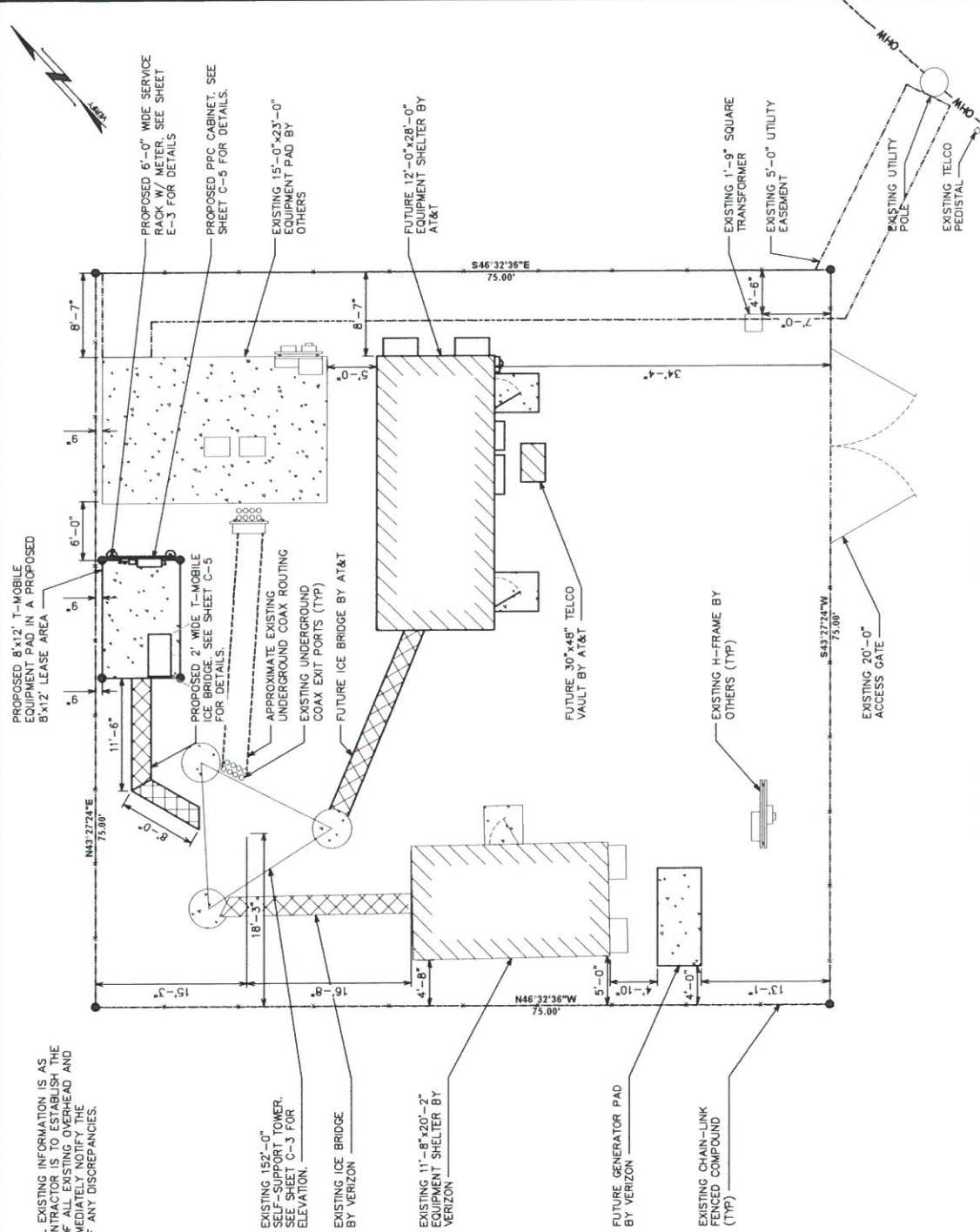
0 100 200

SCALE IN FEET



**NOTE:**

CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTING LOCATION OF ALL UTILITIES, INCLUDING UNDERGROUND AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.



**COMPOUND DETAIL**  
SCALE: 3/32" = 1'-0"

PLANS PREPARED FOR:  
  
7345 E EVANS RD  
SCOTTSDALE, AZ 85260

PLANS PREPARED FOR:  
  
12920 SE 38TH ST  
BELLEVUE, WA 98006

PROJECT INFORMATION:  
**SBA SITE ID: AZ45113A**  
**TMO SITE ID: PH46222A**  
46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

SEAL:

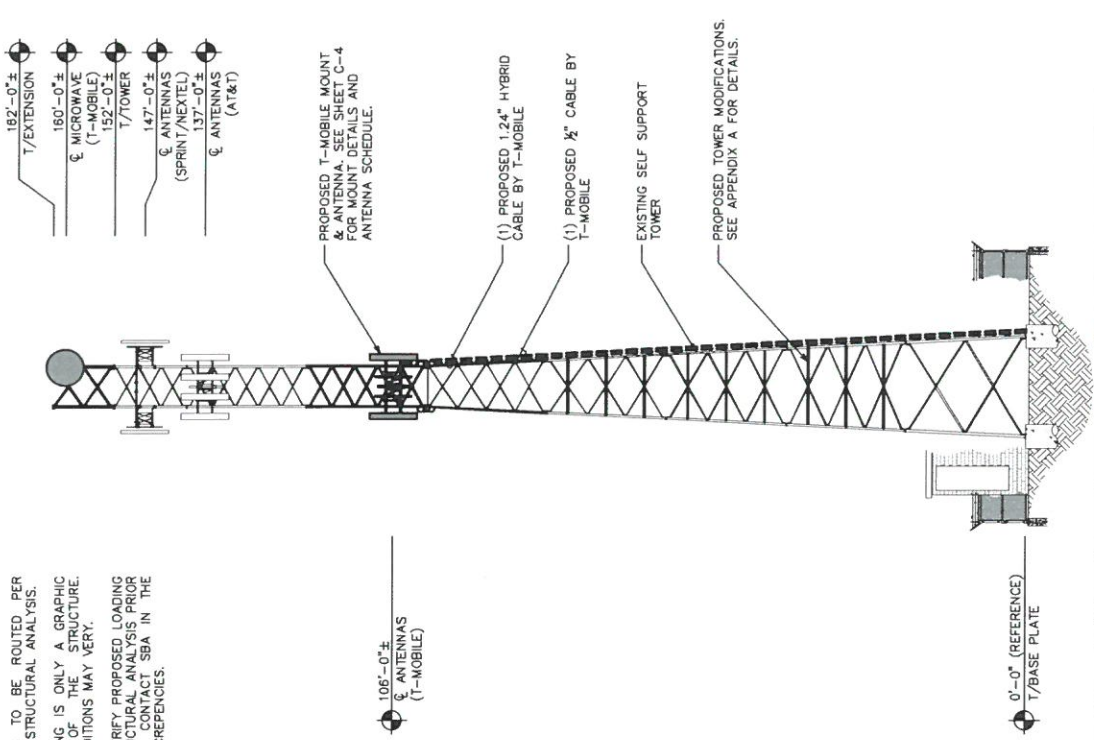
1	03-08-17	CONSTRUCTION
0	01-06-17	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: HMM		
CHECKED BY: KSM		

**COMPOUND DETAIL**

SHEET NUMBER:	REVISION:
<b>C-2</b>	<b>1</b>
TEP # 63140.491.53	

# NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF STRUCTURAL ANALYSIS.
2. THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. ACTUAL FIELD CONDITIONS MAY VARY.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT SBA IN THE EVENT OF ANY DISCREPANCIES.



## TOWER ELEVATION

SCALE: 1" = 20'

## EXISTING TOWER ELEVATION



PLANS PREPARED FOR:



7345 E EVANS RD  
SCOTTSDALE, AZ 85260

PLANS PREPARED FOR:



12920 SE 38TH ST  
BELLEVUE, WA 98006

PROJECT INFORMATION:

SBA SITE ID: AZ45113A  
TMO SITE ID: PH46222A

46497 N AZ HWY 188  
PAYSON, AZ 85541  
(GILA COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 881-4351  
www.tepgroup.net



SEAL:



Expires: 03/31/2018

1	03-06-17	CONSTRUCTION
0	01-06-17	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY:	HMM	CHECKED BY: KSM

SHEET TITLE:

## TOWER ELEVATION

SHEET NUMBER:

C-3

REVISION:

1

TEP # C3140.48.155



304-37  
2 of 2  
CODE 1013  
UPDATED 11-3-10

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304-37-009B Cell Tower Site  
300-foot radius

TONTO NATIONAL FOREST

SEE MAP 304-36 1 of 4

SEE MAP 304-37 1 of 2

SEE MAP 304-36 1 of 4

SEE MAP 304-38

SEE MAP 304-36 1 of 4

JAKE'S CORNER MOUNTAIN VIEW UNIT ONE

SEE MAP 304-36 1 of 4

SEE MAP 304-37 1 of 2

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR



SW 1/4 NE 1/4 SECTION 27  
T08N R10E

304-38  
CODE 1013  
UPDATED 1-02-14

(2)

304-37-0001B Cell tower site

300-foot radius

SEE MAP 304-37 2 of 2

STATE ROUTE 188

188

DRIVE

VALLEY

MOUNTAIN VIEW LANE

SUNSET CIRCLE

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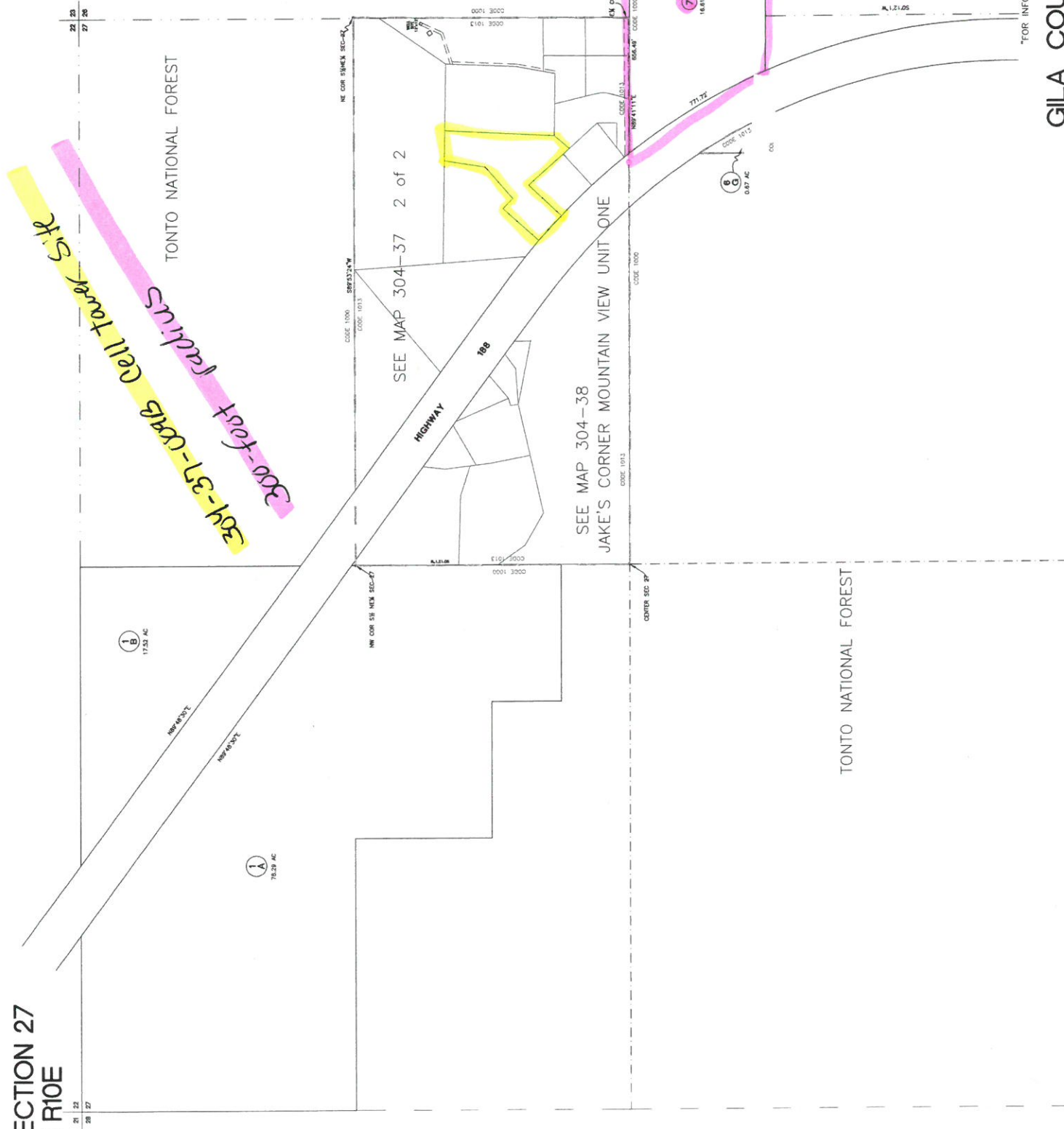
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304-37  
1 of 2  
CODE 1000  
CODE 1013  
UPDATED 11-21-12



FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR



**MINUTES OF THE GILA COUNTY  
PLANNING AND ZONING COMMISSION**

**Thursday, April 20, 2017**

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM  
610 E. Highway 260, Payson, AZ  
10:00 AM

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**REGULAR MEETING**

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Chairman Mickie Nye.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Lori Brown (in Payson), Travis Holder (in Globe), Randy Slapnicka (in Payson) and Terry Otts (in Globe). Bill Marshall is absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner, Margie Chapman-Code Compliance Supervisor/Zoning Assistant, Scott Buzan-Interim Director and Building Official, and Therese Berumen-Administrative Assistant.

4. Introduction of New Member (Bill Marshall). Mickie Nye stated he has known Bill for a number of years. He used to manage APS. He is having surgery on his back and couldn't reschedule it that is why he isn't here today. I look forward to Bill's presence on this commission. He is a really nice guy and I think he will be a huge asset to this group. I will let him talk for himself in a month from now.
5. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on March 16, 2017. Mickie Nye asked if there were any changes needed. None needed. Randy Slapnicka motioned that the minutes be approved as is and Mary Lou Myers seconded the motion. It was unanimously approved.
6. **Planner/Commission Communication:** At any time during this meeting of the Planning and Zoning Commission and Planner Bob Gould of Community Development may present a brief summary of current events. No action may be taken.

Bob Gould stated that he didn't really have anything this morning, other than, that in 2 months I am done. Mickie stated that Bob said that 2 years ago. Bob stated that this time he means it. Mary Lou wanted to acknowledge the service that Walt Smith gave to the Planning and Zoning Commission. He passed away and his services are being held this Saturday.

**Public Hearings:**

7. **CUP-17-01 Lance Massey:** An application to allow the increase of a cellular tower height from 150 feet to 162 feet, for parcel 304-37-009B located in the area of Jake's Corner currently zoned GU (General Unclassified). Mickie Nye stated that Lori Brown had something to say. Lori Brown stated that she would have to abstain from this hearing because the tower sits on her property.



She also stated that she was against it because she wasn't on the application and didn't know anything about it. Bob Gould stated that this application got through, as an error on his part. He explained that when an application comes through, if the applicant isn't the owner, we require an authorization form. We have, in the past, accepted lease agreements. It turns out, the applicant, Lance Massey, did include a lease agreement, but it wasn't signed by the owner. Because of that, it is not a completed application and can't legally be considered. I would ask the Commission, at this time, to just table the consideration to a specific date. The date of our next meeting is May 18, 2017. I would make a motion to table any discussion on this application until the application is completed. Mickie Nye stated that he had a question. When are we having the special meeting, is this being heard on the 18th or the 23<sup>rd</sup>? Bob stated that the special meeting in Pine was changed to May 16th. Mickie stated ok, it could be, that's a Tuesday. Randy Slapnicka asked what the special meeting was concerning. Bob confirmed that the special meeting in Pine was concerning the comprehensive plan. Mary Lou Myers motioned to table item CUP-17-01, the application to allow the increase of a cellular tower, until the next meeting. Travis Holder seconded the motion. The motion was unanimously agreed to table the hearing.

8. **CUP-17-02 Lisa A. Bramoff:** An application to allow the placement of an offsite sign located on Parcel 301-08-230 located at 7789 West Ralls Drive in Strawberry currently zoned C2 (Commercial Two District). Bob Gould stated they don't normally allow off premise signs, but in this particular case, there is a parcel right in front of the restaurant, that is located right off the highway. What they are asking is to be able to place the sign on the other parcel and they do have an agreement with the property owner, to do this. We don't see a problem with this because if they were to place the sign on their property, nobody would be able to see it. Staff would recommend that this application be approved as is. Lori Brown asked if the sign was just to promote their restaurant. Bob stated, that yes, it was only for that purpose. Randy Slapnicka asked if they were going to be leasing the property from the property owners. Bob stated that he didn't know exactly what the agreement was between them, that he just knew there was an agreement and the property owner has agreed to let them place the sign there. Mickie asked if the sign was made out of wood. Bob stated that yes; it was made out of wood. Mickie Nye opened the meeting to public comment and closed it because no public input was heard. Lori Brown made the motion to approve CUP-17-02, an application to place an offsite sign on Parcel 301-08-230, which is located at 7789 W. Ralls Dr., in Strawberry, currently zoned C2. Mary Lou seconded the motion. The motion was unanimously approved.
9. **CPA-17-01 and Z-16-04 Robert Verheyen:** An application to amend the Land Use Designation and the Zoning Designation for parcel 301-12-009Y, located in Pine, AZ. The purpose of this amendment will allow the property to be developed into a 31 unit RV Park. Bob Gould asked if item 9 and item 10 on the agenda could be heard as one agenda item. Mickie asked the other commission members if they had a problem with that. No Commission member had a problem with it. It was agreed to hear item 9 and item 10 concurrently. Bob stated that the property is currently zoned R1-D12 (Residence One District with minimum 12,000 square foot lots) and the applicant is wanting to change the zoning to TR/T (Transitional Residential with a "T" Overlay). For the purpose of creating a 31 space RV Park. A concern I have pertaining to this is the roadway into the parcel. It is not adequate for the traffic and size of RV's that will be traveling along it. We are asking that this comp plan be re-designated for multi-functional corridor. At the current time, right across the easement, to the North, there is a mobile home park with RV's and manufactured homes in it, and it is an older one. Pretty sure it is grandfathered in. The properties to the South, East and the West of Mr. Verheyen's property are currently residential